

YOUNTS, SPIVEY & GROSS

BOOK 1403 PAGE 1

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
JUL 1 12 PM '77
BONNIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE

Whereas, WILLIE B. COOK AND LUCILLE E. COOK

of the County of GREENVILLE, in the State aforesaid, hereinafter called the Mortgagor, is

indebted to TRANSOUTH FINANCIAL CORPORATION

a corporation organized and existing under the laws of the State of South Carolina, hereinafter called Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference

in the principal sum of Seven Thousand Six Hundred Six & 62/100 Dollars (\$ 7,606.62), and, with interest as specified on said Note

Whereas, the Mortgagee, at its option, may hereafter make additional advances to the Mortgagor, or his successor in title, at any time before the cancellation of this mortgage, which additional advance(s) shall be evidenced by the Note(s) or Additional Advance Agreement(s) of the Mortgagor, shall bear such maturity date and other provisions as may be mutually agreeable, which additional advances, plus interest thereon, attorneys' fees and Court costs shall stand secured by this mortgage, the same as the original indebtedness, provided, however, that the total amount of existing indebtedness and future advances outstanding at any one time may not exceed the maximum principal amount of

Twenty-Five Thousand and No/100----- Dollars (\$ 25,000.00), plus interest thereon, attorneys' fees and Court costs.

Now, Know All Men, the Mortgagor in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of One Dollar (\$1.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, assigned, and released, and by these presents does grant, bargain, sell, assign, and release unto the Mortgagee, its successors and assigns the following-described property:

ALL that piece, parcel, lot or tract of land located and situate in Grove Township, County of Greenville, State of South Carolina, on the northeast side of Neely Ferry Road, and further shown on plat to be recorded, said plat prepared by C. O. Riddle, RLS March 30, 1963 and designated property of J. T. Garrison with the following metes and bounds, to-wit:

BEGINNING at a point in Neely Ferry Road and running thence N. 15-24 E. 271 feet to an iron pin; thence S. 39-15 E. 538 feet to an iron pin; thence S. 40-00 W. 125.4 feet to a point in Neely Ferry Road; thence N. 56-02 W. 187.6 feet to a point in said road; thence further down said road N. 50-16 W 229.3 feet to the point of beginning containing 2.01 acres. This is a portion of a 44 acre tract conveyed to John T. Garrison by Flora L. Garrison wherein she conveyed her undivided half interest.

This is the identical property conveyed to the above named mortgagors by deed of J. T. (John) Garrison recorded in the RMC Office for Greenville County in Deed Book 725 at page 518 on June 25, 1963.

DOCUMENTARY
STAMP
TAX
\$ 03.08
P.B. 11218

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